

Grant-Kohrs Residence

[Existing conditions inventory maps and photographs follow this section]

Introduction

The Grant-Kohrs Residence was originally built by John Grant in 1862. It was later improved and expanded by Conrad Kohrs throughout the latter part of the 19th century and maintained by his grandchildren Conrad and Nellie Warren. It was the centerpiece of domestic life on the ranch for 60 years. Today the home continues to be the focal point of NPS preservation and interpretation.

Natural Systems and Features

[see Map EC-11 at the end of this section]

Surrounded by nearby creeks and springs, as well as graceful views to the river and mountains beyond, the location of the home ranch takes advantage of the unique combination of topography, hydrology, and soils, and symbolizes a synergistic relationship between the natural environment and cultural preferences of its original owner.

The transition between poor and well drained soils on the Ranch is clearly evident on the ground. Referred to as the "bench," this demarcation in soil type and quality is defined both by changes in elevation and land use (see Photo 3-3-1). The historic ranch home built by Grant in 1862, as well as many of the oldest outbuildings (such as the bunkhouses, ice house, poultry houses, and livestock barns and stables), are located on this upland terrace consisting of very deep and well drained Beaverell loams.

While the land immediately surrounding the original house slopes gently down to the west, it drops off more quickly along the back side of the Kohrs addition and along the edge of the south lawn. This approximate six foot drop in elevation is made up with steps and terraces that further define the house and its domestic environs.

Vegetation

[see Map EC-11 at the end of this section]

The vegetation that currently surrounds the ranch home reflects both the historic cultural preferences and tastes of Augusta Kohrs, as well as interpretive goals and recent restoration efforts of the National Park Service. There are both formally and informally planted trees and shrubs, including both native and non-native species. The following information is derived from the 2002 site visit, and supplemented by the Shapins 2002 *Cultural Landscape Inventory* existing conditions map.¹

The front lawn is dominated by a grid of newly planted black cottonwoods (*Populus trichocarpa*), (see Photo 3-3-2). A single row of these trees edge the walkway and side yards; a double row edges the front. All these trees, planted during 2002, are located 15 feet apart and are intended to restore the historic conditions dating back to the 1870s.² Two other mature cottonwoods are located along the east side of the fence to the south. Three green ash trees

¹ Shapins Associates, "Grant Kohrs Ranch National Historic Site Cultural Landscape Inventory, Existing Conditions Map," Autocad Baseman (January 2002)

Autocad Basemap (January 2002).

² Shapins Associates, *Grant Kohrs Ranch National Historic Site Cultural Landscape Inventory, Level 0 Park Reconnaissance Survey*, Draft (June 1999), 4; and Existing Conditions Map (January 2002).

(*Fraxinus pennsylvanica*) are located on the east side of the front fence, located 30 feet apart. Another green ash tree is planted in the center of the front yard, on the north side.

The north side of the house contains three trees, including a large black willow (*Salix scoulerana*) opposite the ice house, a juniper (*Juniperus occidentalis*) along the gravel access drive near the wooden walkway, and a blue spruce (*Picea pungens*) near the brick walk extending from the front porch (see Photo 3-3-3).

The remaining trees surrounding the Grant-Kohrs residence are found in the lower garden (see Photo 3-3-4). These include a cluster of trees containing one juniper and two boxelders (*Acer negundo*) along the front fence. Five junipers and a small cluster of lilac shrubs (*Syringa vulgaris*), and one twinberry honeysuckle (*Lonicera involverata*) are located along the south edge of the fence near the eastern corner. Two large lanceleaf cottonwoods (*Populus accuminata*) are located along the south edge of the fence, just to the east of the flower garden.

The steep slope between the upper yard and lower garden on the south side of the house contains a large cottonwood tree among a double row of lilac shrubs. Four barberry shrubs (*Berberis thunbergii 'Atropurpurea'*) line the edge of the steps connecting these areas, two on either side. One juniper, two gooseberry shrubs (*Ribes sp.*) and a cotoneaster shrub (*Cotoneaster acutifolius*) are located near the bottom of the terraced garden (see Photo 3-3-5).

As the CLR site visit was conducted in October, there were few perennial plants remaining in the lower garden. The following species were recorded in the CLI and are listed here: Babies breath, bachelor buttons, columbines, crocuses, daffodils, daisies, delphiniums (blue), flox, forget-menots, geraniums, goldenrods, hairbells, hemerocalis, hens and chicks, hyacinths, irises (purple and yellow), dwarf irises, Asiatic lilies, monk's hood, red peonies, pink poppies, yellow raniculus, rhubarb, soapwoods, sweet peas (trellis), sweet williams, and tea roses. Orange poppies were observed in the conservatory area, and tulips were found near the east porch.³

Spatial Organization

[see Map EC-13 at the end of this section]

The spatial organization of the landscape containing the Grant-Kohrs residence is comprised of three yard areas, each reflecting a character associated with different domestic uses. The front lawn, with its newly planted grid of cottonwood trees, reflects a degree of formality to the entry, and presents a public face to all those who visit the house. It is defined by the front and side elevations of the historic Grant house, the new white picket fence along the yard's north and east perimeter, and the drop in grade along the southern edge which is delineated by the lilac hedge.

The side yards, located to the north and south of the Kohrs brick addition, are generally defined by the building's rear and side elevations. The yard to the north is contained by the wooden walkway leading to the bunkhouses, the new white picket fence (under construction in 2002), and the retaining wall along the western edge. The yard to the south is defined by the rear porch, the conservatory, the retaining wall along the western edge, and the lilac hedge that divides the yard from the lower garden.

The lower garden can be characterized as an outdoor room. The steep slope and stone terraces that define its northern edge, the cluster of trees to the east, and the surrounding fence that

³ Shapins Associates, "Grant Kohrs Ranch National Historic Site Cultural Landscape Inventory, Existing Conditions Map," Autocad Basemap (January 2002).

separates the garden from the pasture to the south, all reinforce the feeling of the garden's enclosure.

Land Uses

[see Map EC-12 at the end of this section]

The Grant-Kohrs residence and its surrounding landscape have been well preserved by decades of care from both Con Warren and the National Park Service. Both the building and its grounds are being used to interpret the lives of those who once called it home, and to educated visitors about the challenges of preservation.

Constructed Water Features

The NPS installed an underground water system ca. 2000 for irrigation of the newly planted cottonwood trees. The historic trough system was not used after Warren installed a water spigot off the front of the house (ca. 1934) for Augusta's use. ⁴ The number, location and condition of historical underground pipes are unknown.

Circulation

[see Map EC-13 at the end of this section]

There are many circulation features found within the ranch home landscape. These include stone, brick, and wooden steps, stone patios, wooden, brick, and asphalt walkways, and flagstone paths.

Circulation around the Grant-Kohrs residence is primarily residential in nature, although vehicular access is available. Pedestrian circulation exists in the form of walks, paths, steps, and stairs located on all sides of the house and constructed of a variety of materials. The vehicular access drive is available only to NPS and authorized vehicles.

The first pathway visitors encounter as they make their way to the residence is the NPS installed **asphalt sidewalk** leading from the Visitor Center Complex to the ranch. This sidewalk is approximately six feet wide (see Photo 3-3-6).

After leaving the asphalt sidewalk, visitors encounter the **wood plank walk** that leads to the front porch of the residence (see Photo 3-3-7). This walk is a NPS reproduction (1986) of a period walk that existed during the Grant-Kohrs era.⁵ The walk consists of three-feet-wide planks set flush with the ground. The walk runs down the center of the front yard, east to west, and then along the length of the building façade. A secondary wood plank walk extends from the northeast corner of the Kohrs addition at the side door, north to the gravel access drive/gate.

A short section of **brick walk** leads from the northeast corner of the Grant house, abutting the wood plank walk, and then curves westward (see Photo 3-3-8). The brick walk is approximately three feet in width and set in a running bond pattern with brick edging. It ends at a granite stone set at ground level at the gate entrance.

Flagstone walks are located on the south, east, and north sides of the house (see Photo 3-3-9). These walks, built in 1997-98 by the NPS, are between two and three feet in width and are constructed of flagstones set flush with the ground. The southern walk begins at the stone steps located between the lilac bushes on the south side of the house and heads straight west until it

⁴ NPS staff comments, 75% draft CLR review.

Shapins Associates, "Cultural Landscape Inventory Level II: Grant-Kohrs Ranch National Historic Site, Historic Structure
 No. 1 (HS-1) Cultural Landscape," 70% Draft Report (National Park Service, Intermountain Region. 2003), 16.
 Shapins Associates (2003), 16.

meets the Blacksmith/Garage building (HS-3). The eastern walk forks northward from the southern walk at the edge of the garden plot and runs along the east edge of the property until ending at what was once a gate. The northern walk has a small section that leads north from the house then turns westward to end at a stone staircase. This walkway replaced an earlier dirt pathway that had become a safety hazard. It is slightly wider than the original.⁷

Because the topography of the land east of the residence slopes more steeply, steps and stairs are needed to facilitate movement over the grade. A **wide stone staircase**, originally built by Con Warren in 1934, leads from the flagstone path north of the residence down to the gravel access drive (see Photo 3-3-10). The staircase is part of the retaining wall that curves around this side of the house. It has six thick, rectangular stone treads, each resting on a series of small, cut stone risers. The staircase sits between stacked stone cheek walls.

A narrow stone staircase with a wooden handrail is located on the slope north of the garden and south of the house (see Photo 3-3-11). Nine rectangular, cut stone treads rest on rectangular, cut stone, stacked risers. Built in 1934 by Con Warren, this staircase was reconstructed in 1987 by the NPS. The wooden handrail, also reconstructed by the NPS in 1987, consists of three wooden posts supporting a wood railing; thin, wood members form a decorative pattern between the posts.⁹

Wooden stairs are located on the west side of the porch (see Photo 3-3-12). The gray-painted steps lead from the porch to the flagstone path below. It consists of wood treads sitting on a wood stringer. A white-painted wood handrail is attached to the west side of the stairs. Other sets of wooden steps can be found on the east side of this porch, as well as along the enclosed porch on the north side of the house.

A set of **remnant stone steps** is located in the southeast corner of the yard and east of the garden. These steps provided the historic access to the garden before 1934 via a stone walkway.¹⁰

A **gravel access drive** (Bunkhouse Road) wraps around the northern and part of the western edges of the Grant-Kohrs house yard (see Photo 3-3-13). The dark-colored gravel drive is between twelve and fifteen feet in width.

Views and Vistas

[see Map EC-12 at the end of this section]

Views within the Grant-Kohrs Residence component landscape are oriented both inwards and outwards. Within the front yard, views are dominated by the ranch house itself, as well as the bunkhouse directly to the north. The railroad corridor serves as a visual divider between this landscape and the Warren Residence and Hereford Ranch located to the east.

From the rear of the house (particularly from the porch), views are directed out and over the Home Ranch Complex, as well as towards the cemetery where Kohrs' son is buried. The riparian woodland, western foothills, and Flint Creek Mountain Range also figure prominently within this viewshed. Views within the lower garden are generally contained by the topography, vegetation, and picket fencing.

⁷ Grant-Kohrs Ranch National Historic Site, "Assessment of Actions Having an Effect on Cultural Resources, Modify Pathways in Kohrs' Home Area," Project No. GRKO-97-1 (On file at Grant-Kohrs NHS archives, 1997).

Shapins Associates (2003), 15.
 Shapins Associates, 2003, 15.

¹⁰ Shapins Associates, 2003, 38.

Buildings and Structures

[see Map EC-12 at the end of this section]

The Grant-Kohrs **Main Residence** (HS-1) was built by John Grant in 1862 and improved by Conrad Kohrs between the years of 1862 and 1907. In 2002, the house appears much as it did in 1890.

The Main Residence has a T-shaped footprint; the log Grant residence forms the cross of the T (see Photo 3-3-14), while the brick Kohrs addition forms the perpendicular post (see Photo 3-3-15). A conservatory, open porches, and vestibules slightly disrupt this shape. Viewed from the south, north, and east, the 1890 addition has two stories which become three stories on the west elevation by virtue of a full basement. The Kohrs addition has simple structure, massing, and fenestration while the Queen Anne-detailed open porch near the southwest corner is more ornate.

The original Grant building has a rubble stone foundation. The Kohrs addition is built upon roughly-cut and coursed stone. Wood shingles cover the gently-pitched saltbox roof of the Grant residence. The Kohrs addition roof is sheathed with zinc-coated stainless steel. Both units of the entire house have wide boxed eaves that return in the gable ends. The eastern gable end of the Kohrs addition intersects with and rises above the Grant roofline.

Chimneys are numerous and similar in design. Two chimneys straddle the ridgeline of the Grant building; three are located at the south eave of the Kohrs addition; a sixth chimney is located at the extreme west end of the Kohrs roof ridge; and two more are located at the north eave of the Kohrs addition.

Grant Residence

The Grant portion of the ranch house is very symmetrical in appearance. As mentioned above, two chimneys are located at either end of the building. Six multi-light windows line the second story level of the front elevation. On the main level, the main entry door is centered on the elevation and flanked by multi-light windows. Two multi-light windows are located to either side of the entry. All windows are paired with dark-green louvered shutters. An open porch (added by Kohrs) covers the entrance and consists of square wood columns supporting a flat porch roof which features a decorative balustrade.

A vestibule for access to the domestic water source was added on the northern elevation of the Grant residence. The addition is roofed in cedar shingles and walls are faced with clapboard siding.

A conservatory wraps around the southwest corner of the Grant building. Cedar shingles cover the half-hip conservatory roof. Groups of two-over-two windows, running from eave to foundation, dominate the west, south, and east sides of the conservatory.

Kohrs Residence

The south elevation of the Kohrs addition features the conservatory, a large bay that defines the dining room, and a substantial open porch, (see Photo 3-3-16). All windows of the Kohrs addition have bull-nosed trim and are paired with painted wood lintels and sills.

The three-story western elevation of the Kohrs addition is unadorned. Only the cut-and-coursed stone at basement level and a window on the first floor break the expanse of brick.

Features on the north side of the Kohrs addition are limited to multi-light windows placed symmetrically across the upper level and four windows and two vestibules along the lower level. The matching vestibules are wood frame, clad with clapboard siding that matches those found on the Grant residence. Each is topped with a hip roof and built on a brick foundation. Simple three-tread wood plank steps provide access to the doors located in the east elevation of the west vestibule. **Wood cellar covers** are located along to the north and south elevations of the residence (see Photo 3-3-25). The rectangular covers are constructed of wood boards and rest flush with the ground or on a stone foundation slightly above grade.

To address the slopes in the southwest corner of the property, stone terraces and a retaining wall were constructed as both ornamental and functional design elements. **Stone terraces** constructed of dry laid river cobbles are set into the slope on the south side of the house to form two flower beds. The existing stone terraces are replicas constructed and planted by the NPS (1983-1985) as part of their landscape restoration efforts.

A stacked **river cobble retaining wall** remains in the landscape, situated below the eastern wing of the lilac row. The wall held the southern slope and allowed for the manipulation of the grade below to create a level garden area. The wall was made with river cobbles that were dry laid into the slope forming a barrier that extended across the northern edge of the lower garden.

When the picket fence and the lawn area were extended west in 1934, two walls were built to address the property's sloping western edge. These two **cut-stone retaining walls** are simple structures, constructed of dry laid native stone, set into the slope. The stone was harvested from a nearby property. The two walls range from 2' to 4' in height. The northern wall accommodates a set of stairs rising from the access drive to the newly created lawn outside the back hall vestibule. The wall south of the house abuts the cellar and extends in a curvilinear fashion for approximately 25' south before it terminates at the lilac hedge. 11

Objects and Small-scale Features

[see Map EC-14 at the end of this section]

There are many objects and small scale features found within the ranch home landscape. These include wooden fences and gates, stone terraces and retaining walls, wooden benches, a wooden railing, utility structures, garden equipment, and wooden frames within the garden bed.

During the time of the site visit, the **white picket fence** surrounding the Kohrs residence was under construction (see Photo 3-3-18). Now complete, this fence encloses the Grant-Kohrs yard.

A portion of the **white picket fence**, located along half of the southwestern edge of the residence yard, consists of thin, square, white-painted posts set into a concrete curb and supporting two horizontal rails. White-painted pickets are attached to the horizontal rails. This fence was only partially complete during fieldwork (see Photo 3-3-19). Readers should refer to the CLI (2003) for details concerning the reconstruction of this landscape feature.

A **Wire Mesh Gate** (see Photo 3-3-20) was located along the gravel access drive between the front yard of the Grant-Kohrs residence and the Bunkhouse. This gate was replaced by a replica

¹¹ Shapins Associates, "Cultural Landscape Inventory Level II: Grant-Kohrs Ranch National Historic Site, Historic Structure No. 1 (HS-1) Cultural Landscape," 70% Draft Report (National Park Service, Intermountain Region, 2003), 46-47.

double hung wooden gate in 2003 (photo not available). It is intended to control vehicular and livestock access to the lower portions of the ranch.

A round, metal **manhole cover** is found along the asphalt walk that leads to the residence.

Two gray-painted **wooden benches**, (see Photo 3-3-21) are located on the east side of the residence, near an ash tree in the front yard. These moveable benches were made by the NPS for visitor use, and based upon a historic pattern. They have long, flat, plank seats and short, plank supports attached to a rectangular wooden frame located beneath the seat. The supports of decorative designs cut into their bases.

Located east of the residence and near the railroad bed, the **fire box** consists of a small, brown-painted rectangular box with a tiny gable lid. The lid is painted red and has the word "FIRE" stenciled in white paint. Immediately north of and adjacent to the fire box are a **green fire hydrant**, **stanchion pipe**, and **utility cover** (see Photo 3-3-21). The fire hydrant is of contemporary style and code and is painted green. The stanchion pipe is a round, metal, capped pipe rising several inches above grade and set into a concrete footing. The utility cover is a round, metal, blue-painted cap rising only one or two inches above grade. These features were added by the NPS.

Within the garden plot, **wooden raised-bed frames** help to separate plant types and also act as a design element (see Photo 3-3-22). Low, wooden, milled boards, most likely 2 inches by 4 inches in dimension, form various geometrically-shape raised beds in the eastern half of the garden. Two **wooden trellises** are located in the middle of the garden. These are used to support sweet pea vines. Each trellis consists of three vertical poles supporting an overhead crossbar. Wire mesh stretches across the trellis frame.

A historic reproduction wood and metal **wheelbarrow** is displayed near the northwest corner of the garden plot, (see Photo 3-3-23).

Utility features, in the form of **capped pipes** exist near the southeast corner of the house. These pipes rise only a few inches above ground-level. **Utility meters** and a yellow **stand-pipe** are located on the western side of the residence, between the rows of lilac shrubs (see Photo 3-3-25).

A white-painted, wooden **sign**, installed by the NPS to welcome visitors to the garden, consists of a rectangular plaque attached to a thin post and is located at the western edge of the garden.

Stone step remnants are located in the southeast corner of the garden. These served as the original entrance to the garden and predate the installation of the steps and wooden railing located on the south side of the house, along the slope.

Missing & Archeological Resources

[see Map EC-14 at the end of this section]

During the 1890s, Conrad Kohrs constructed a "water works" system to provide water to the ranch home and landscape. Water from a natural spring located approximately 400 yards northwest of the house was pumped to the residence through a wooden underground pipe system. This water, as well as water from the Kohrs-Manning Ditch, was pumped by a sunken hydraulic ram located at the site of the spring. Once in the house, cast iron pipes carried the water to the attic of the west addition where it was stored in a rectangular, lead-lined wooden storage tank,

and from there, delivered throughout the residence via water heaters and spigots.¹² An overflow pipe carried excess water to the basement and out to a drainage system to Johnson Creek.¹³ This system dates to the 1890 addition, and appears to be represented on the 1907 map.

A front lawn watering system provided the front lawn with water, particularly the cottonwoods that occupied this area. This system began about eight hundred yards east of the ranch house, where a ditch tapped the north fork of Johnson Creek. This ditch flowed behind the Warren Residence, on the south edge of the backyard and crossed under the Burlington Northern line in a culvert, emerged back into the open, and then passed under the Milwaukee line through a siphon (HS-57). At the west end of the siphon the water flowed into a ditch along the south side of the house where it was intercepted by a wooden watering box where the water was diverted. The ditch then carried water to two half barrels sunk into the ground between the parallel rows of lilac bushes. Here the water was used for watering the flower garden, plants and vegetable garden. ¹⁴

¹² Albright, 193.

¹³ Albright, 194, 216.

¹⁴ Albright, 215.



Photo 3-3-1 : (COMP-01) The Grant-Kohrs residence is located along the "bench," a demarcation in soil type and quality that is defined both by changes in elevation and land use.



Photo 3-3-2: (AE-13) The front lawn is dominated by a grid of newly planted black cottonwoods.



Photo 3-3-3: (AG-02) A large black willow occupies the north lawn of the house.



Photo 3-3-4: (AE-18) A diverse cluster of trees and shrubs occupy the lower garden.



Photo 3-3-5 : (AE-24) A large juniper tree, cottonwood tree, and lilac shrubs dominate the slope.

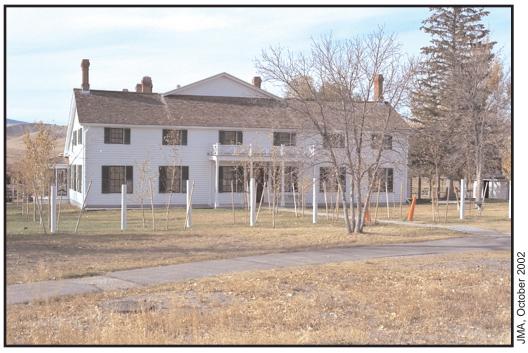


Photo 3-3-6 : (AE-05) An asphalt sidewalk connects the residence with the Visitor Center.



Photo 3-3-7: (AE-14) A wood plank walk leads to the front porch of the residence.

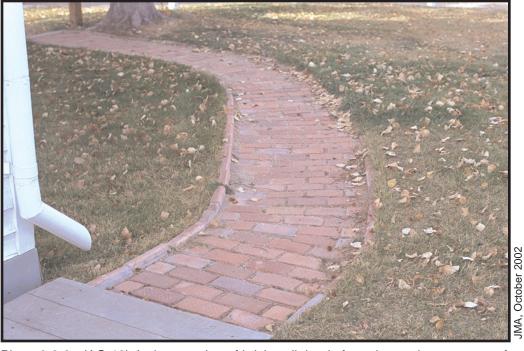


Photo 3-3-8: (AG-12) A short section of brick walk leads from the northeast corner of the Grant house, abutting the wood plank walk, and then curves westward.



Photo 3-3-9: (AF-05) Flagstone walkway in the lower garden.



Photo 3-3-10 : (AF-24) Wide stone staircase on north side of house. Wooden stairs off the kitchen can be seen in the background.



Photo 3-3-11: (AF-01) A narrow stone staircase with a wooden handrail is located on the slope north of the garden and south of the house.



Photo 3-3-12: (AF-20) Wooden stairs located on the west side of the porch.

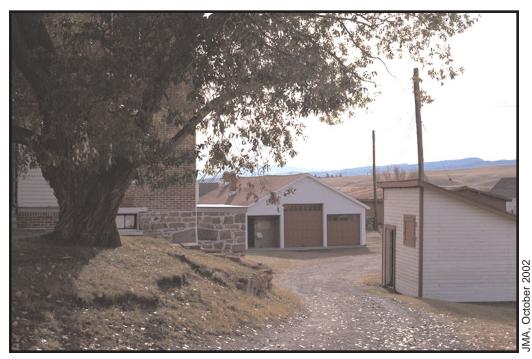


Photo 3-3-13: (AG-08) Bunkhouse Road.



Photo 3-3-14: (COMP-07) The Main Residence has a T-shaped footprint; the white frame Grant residence forms the cross of the T.



Photo 3-3-15: (AF-19) The 1890 brick Kohrs addition forms the perpendicular post.



Photo 3-3-16: (AF-12) A large porch is located on the south elevation.



Photo 3-3-17: (AG-16) White picket fence under construction.



Photo 3-3-18: (AE-21) White picket fence along south edge of the lower garden. This fence has been replaced with a period reproduction.



Photo 3-3-19: (AG-10) Wire mesh gate. This gate was replaced with a regular double-hung wooden gate in 2003.



Photo 3-3-20: (AG-11) Wooden benches (NPS addition).



Photo 3-3-21 : (AE-08) Fire hydrant, fire box, pipe, utility cover, and trash barrel (NPS additions).



Photo 3-3-22 : (AF-03) Wooden raised bed frames and sweet pea trellises in the lower garden.



Photo 3-3-23: (AF-04) NPS replica wheelbarrow.



Photo 3-3-24 : (AF-07) Utility meters and a yellow stand-pipe are located on the western side of the residence, between the rows of lilac shrubs.



Photo 3-3-25: (AG-04) Wood cellar covers.

